

NOTICE OF PUBLIC HEARING
TOWN OF BABYLON - ZONING BOARD OF AP PEALS

Pursuant to Chapter 213, Article II of the Building Zone Ordinance of the Town of Babylon, notice is hereby given that the Town of Babylon on Zoning Board of Appeals will hold a Public Hearing at

TOWN BOARD ROOM
(Located in the East Wing)
at Babylon Town Hall,
200 East Sunrise Highway,
Lindenhurst, New York

on **THURSDAY, JANUARY 22, 2026**
BEGINNING AT 6:00 P.M.

6:00 p.m.

1. Application #25-244 Andrew S. Reina and Tracie Jo Fiscina, 142 Overton Street, Deer Park, NY. Permission to diminish front yard setback from 30' to 24.9' on Overton Street; allow 24'' eave encroachment. All in connection with the proposed erection of a second-floor addition and interior alterations. Property located on the south side of Overton Street, 400' west of Jefferson Avenue, Deer Park, NY.
SCTM#0100-42-2-37
Zoning District: Residence B

6:05 p.m.

2. Application #25-245 David A. Labarca and Grisel Ivette Gautier, 8 Frank Street, Lindenhurst, NY. Permission to diminish north side yard setback from 12' to 3' (for egress window well); diminish total side yards from 30' to 11'; increase total building area from 20% to 56.4% (over by 1,737.2 sq. ft.); increase total building area of the rear yard from 45% to 70% (over by 810.9 sq. ft.); diminish distance to north lot line from 8' to 4.8' (for gazebo); diminish distance to rear lot line from 8' to 4' (for gazebo). All in connection with legally maintaining a gazebo, patio, a finished basement, and egress window well. Property located on the east side of Frank Street, 50' south of Webster Drive, Lindenhurst, NY.
SCTM#0100-156-2-44
Zoning District: Residence B

6:10 p.m.

3. Application #25-243 TLC Auto and Truck Repair (tenant)/Jimbo Realty Corp. (prop. owner), 234 Farmingdale Road (NYS Route 109), East Farmingdale, NY. Requesting a special exception permit to operate a public garage for automotive repair service center. All in connection with a portion of an existing building. Property located on the south side of Farmingdale Road (NYS Route 109), 1,363.38' east of Maywood Road, Farmingdale, NY.
SCTM#0100-97-1-2.011
Zoning District: Industry G

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ALL PERSONS OR THEIR DULY APPOINTED REPRESENTATIVE MUST APPEAR IN PERSON AT THE ABOVE HEARING. ALL CASES WILL BE HEARD IN THE ORDER IN WHICH THEY ARE ADVERTISED, TO BE FOLLOWED BY ADJOURNED CASES.

BY ORDER OF THE ZONING BOARD OF APPEALS
MICHAEL KANE, CHAIRMAN

Dated: Babylon Town Hall
 Lindenhurst, New York
 December 29, 2025